CITY OF LOS ANGELES REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) REPORT

"Are the 6th Cycle Housing Allocations for the City of Los Angeles Reasonable?"

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Date: 10 October 2025

THE RHNA ALLOCATION PROCESS

To understand why the city of Los Angeles is faced with a significant level of residential housing development, we need to look at the process that got us here. The Regional Housing Needs Assessment (RHNA) is the California State-mandated process that is used to ensure that all cities and counties plan (i.e., zone) for enough housing to accommodate all economic segments of the community. The lack of adequately zoned capacity is claimed by the State to be a significant contributor to increased land prices and housing development costs.

To ensure that each jurisdiction meets its fair share of providing adequate zoning capacity, the State follows a complex process known as the RHNA Allocation process. The process involves three major steps as follows:

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) issues a Regional Determination of housing need, which is the total number of units needed in a region during the Housing Element period, split into four income categories (very low income, low income, moderate income, and above moderate income).
2. **Housing Allocation:** Los Angeles is located within the region covered by the Southern California Association of Governments (SCAG). SCAG develops a methodology for allocating the Regional Determination to each city and county, based on which each jurisdiction is assigned a RHNA Allocation.
3. **Accommodate Allocation:** Each city and county must adopt a Housing Element that demonstrates how the jurisdiction will accommodate its assigned allocation through its current zoning or potential rezoning program. HCD ruled that Los Angeles is currently compliant with its current allocation.

The housing element covers an 8-year period of time and is referred to as a cycle. We are currently in the 6th cycle, which began October 2021 and ends October 2029. The 6th cycle requires Los Angeles to provide zoning capacity for 456,643 new residential units compared to 82,000 units for the 5th cycle. According to the Department of City Planning, capacity prior to the start of the 6th cycle was about 50 percent of the capacity required.

Prior cycles (1 through 5) were mostly focused on providing sufficient capacity for population growth. The 6th cycle attempts to correct housing issues related to vacancy, over-crowding, and cost burden, the percentage of income spent on rent. Before I can show how the city of Los Angeles was severely impacted by an excessive 6th cycle allocation, I need to discuss the basis for the fifth cycle allocation.

THE FIFTH CYCLE (2013-2021)

For the 5th RHNA Allocation cycle (2013-2021), Los Angeles needed a zoning capacity of 82,000 dwelling units for a predicted population increase of 151,000 people. City Planning reported

that their adequate sites inventory identified 20,000 parcels that could accommodate 300,000 units. The 300,000 estimate is based on housing projects that fall under ministerial zoning (i.e., City Planning does not need to take discretionary action to approve the project). With their being adequate capacity, there was no need to increase or bump up zoning capacity. Dwelling units built during the 5th cycle totaled 71,150 units, or 8,900 units per year.

Shown below is a breakdown of the 5th cycle allocation. The majority of the allocation was due to population growth. Small additions were made for vacancy need (building excess units so as to increase the stock of vacant units available for sale or rent), and replacement need (replacing units that are torn down to build new units). A vacancy credit was also applied. This credit was due to the "Great Recession" of 2007 to 2009 which resulted in a large increase in the number of vacant units available in the market.

5th CYCLE ALLOCATION 2014-2021

	Region	Los Angeles
Household Growth, Delta	**468,595**	**95,023**
Vacancy Need (Owner/Renter Based)	**13,445**	**3,186**
Replacement Need	**2,410**	**0**
Vacancy Credit	**(75,390)**	**(16,207)**
Total Allocation	**409,060**	**82,002**

Data shown above obtained from "RHNA Reform Information and Input Session" 6 July 2022 and "5th Cycle Regional Needs Assessment Final Allocation Plan" 29 August 2012

THE SIXTH CYCLE (2021-2029)

The 6th RHNA Allocation cycle for the years 2021 to 2029 marked a major change. The State adopted AB 101 in 2019 which requires the allocation process to address the need for more vacant units to be available in the market, more units to help reduce the cost of renting, and more units to help reduce over-crowding.

The table presented on the following page presents my breakdown of the allocation for the SCAG region and the city of Los Angeles[1]. Zoning capacity, at the end of the 5th cycle, was 228,850 units (300,000 units capacity minus 71,150 units built), far short of the 456,643 units required. The difference is the driver for bumping up the existing zoning capacity.

[1] The data presented in the table is my best faith effort to present a breakdown of the 6th cycle allocation requirements. At the time the allocations were released, the details of the process were not made public. City Planning did provide comment as to how the allocation placed an unfair burden on the city (19-0773_misc_10-25-2019.pdf), but their comments only addressed the distribution of the allocation, not the basis on which the allocation was developed.

6th CYCLE ALLOCATION 2021-2029

	Region	Los Angeles
Households		
Existing Plus Projected, 2029	**6,801,760**	1,567,832
Occupied Units, 2021	**6,250,261**	**1,451,000**
Household Growth		
Projected	**551,499**	---
Connect SoCal Growth Forecast	**470,979**	**116,832**
Transit & Job Growth	80,520	75,710
Additional Needs		
Vacancy	**178,896**	58,193
Overcrowding (6.76%/10.07%)	**459,917**	157,881
Replacement (0.5%)	**34,010**	7,839
Allocation		
Subtotal	**1,224,322**	416,455
Cost Burden (9.60%)	**117,505**	40,188
Total, Reported	**1,341,827**	**456,643**

Data shown in bold obtained from "RHNA Reform Information and Input Session" 6 July 2022 and "Final RHNA Methodology Data Appendix" 5 March 2020

Projected Household Growth – As shown in the table above, the units reported for the region equals “Existing Plus Projected” housing in 2029 minus the “Occupied Units” in 2021. Since the resulting projection of 551,499 units exceeds the Connect SoCal growth forecast of 470,979 units, there are 80,520 units that are not specifically called out or identified. I believe that SCAG added these units to account for an increase in housing associated with regional transit and job growth, but this is an assumption.

Carrying this analysis over to the allocation for Los Angeles, I subtract the “Occupied Units” in 2021 from the “Existing Plus Projected” units in 2029 to obtain 116,832 units, the number of units reported in the Connect SoCal growth forecast. The allocation for transit and job growth is obtained by adding up the allocations for vacancy, overcrowding, replacement, and cost burden and subtracting the total official allocation of 456,643 units. Of the 80,520 units added to the region for transit and job growth, most were allocated to the city of Los Angeles.

Vacancy Need – Vacancy need is based on the premise that a healthy housing market will have a large pool of vacant units available for sale or rent. The regional need is based on a target of 5 percent of the housing in 2029 minus 2.4 percent, the existing level of vacant housing per the 2017 American Community Survey (ACS). The resulting allocation is likely on the high side because the percentage of vacant units has increased since 2017 and the definition of vacant excludes units that have already been rented or sold but are not yet occupied.

For the city of Los Angeles, the modeling approach used for the 5th cycle was retained. The vacancy need was taken to be 1.5 percent of all owned units plus 5 percent of all rented units based on the 2029 projection. Data for the ratio of owned units to rented units was based on the 2017 ACS data. No credit was given for vacant units that were present in 2021.

Overcrowding – An overcrowded living condition is defined as more than 1 person per room, excluding certain rooms from the dwelling unit. SCAG reports that the percentage of dwelling units in the region that are over-crowded is 10.11 percent per 2017 ACS data. The average for the US is 3.35 percent. The delta yields an overcrowding need factor of 6.76 percent for the region. Overcrowding in the city of Los Angeles is 13.42 percent per 2017 ACS data with a need factor of 10.07 percent.

Replacement – With infill development, the construction of new housing units often requires some loss of exiting units. Existing units may also be lost due to age, neglect, fire, and natural disaster. The need for the SCAG region and Los Angeles is based on 0.5 percent of the existing plus projected forecast.

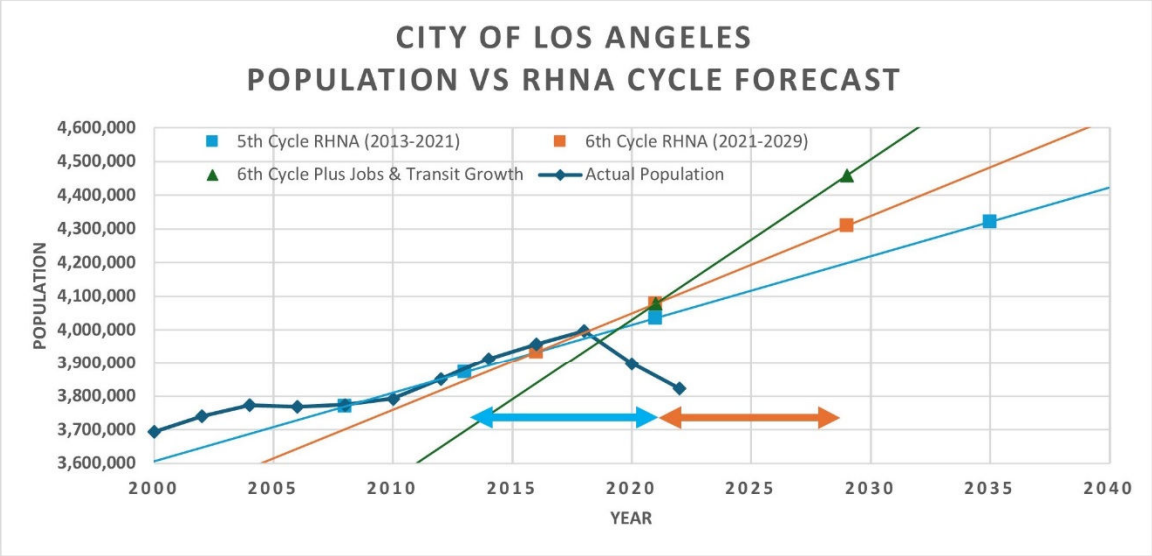
Cost Burden – The cost burden need is based on the total housing need, distributing the need over various income categories, and then assigning a percent growth to each category. The growth factor is 10.63 percent for housing assigned to very low income (VLI) and low income (LI), and 9.28 percent for moderate income (MI) and above moderate income (AMI). An overall factor of 9.6 percent applies to both the SCAG region and Los Angeles.

POPULATION FORECAST

The chart presented on the following page provides a comparison of the 5th cycle population forecast, the 6th cycle population forecast, and actual population growth for the city of Los Angeles. Also included is a trendline showing the 6th cycle forecast plus the added population associated with housing for transit and job growth.

Charting this data is important because it reflects the mindset of those preparing the forecasts. A forecaster faced with an exploding population may be more likely to favor metrics that yield higher housing allocations. There's also the ripple effect. The allocation of new housing units required to meet the existing need is not based on the number of units occupied at the start of the cycle. Instead, the methodology uses the total number of units at the end of the cycle. If population growth is over-predicted, then the number of projected units is over-predicted and so too all of the other needs, including cost burden.

As shown in the chart, the 5th cycle (light blue line) did a good job of forecasting population up until the year 2020. SCAG local profile data for 2023 shows that the population of the city has declined by 5 percent from a peak population of 4 million. Online sources vary regarding the trend. Some show the downward trend continuing, others show a slow rebound.



References:
Actual population data - SCAG Local Profile Data 2023 - updated 2025-06-04
5th Cycle data - SCAG 2012-2035 RTP/SCS Growth Forecast Appendix - April 2012
6th Cycle data - Connect SoCal Demographics and Growth Forecast - Table 14
Jurisdiction-Level Growth Forecast - 2020-09-03
Jobs and Transit Growth adds 75,710 units and 149,900 people to 6th Cycle

The light brown line, the 6th cycle, shows poor agreement with population data. The forecast grows at a rate exceeding that of the 5th cycle while actual population declines. In addition, the green line represents the true population growth for the 6th cycle. No population growth was assigned to the housing that was added for transit and job growth.

Overall, the 6th cycle forecasts a city population of 4.45 million by the year 2029, an increase of 450,000 over our peak population of 4 million in 2018. This represents a need for 225,000 new housing units at an occupancy of 2 people per unit. However, it is highly unlikely that we will return to a population of 4 million by the end of the cycle. Thus, no housing growth is required to meet population growth.

A MORE REASONABLE ALLOCATION

Having dived into the basis for the 6th cycle allocation and showing how the population forecast (reported plus hidden growth) exceeds actual population, I thought it might be interesting to run through the forecast methodology again and derive a new allocation for Los Angeles. The table on the following page presents the original allocation versus my revised allocation.

I estimate a more reasonable housing allocation to be 266,548 units compared to the 456,643 units allocated to the city by SCAG. My revised estimate ignores the large decline in population, a decline that was evident prior to the start of the 6th cycle. By ignoring the population decline, my revised estimate is still conservative. If I account for the population decline, I can remove an additional 116,832 housing units. This action results in a total allocation of 149,716 units.

6th CYCLE ALLOCATION 2021-2029 FOR LOS ANGELES

	Original	Revised
Households		
Existing plus Projected 2029	1,567,832	1,492,122
Connect SoCal Growth Forecast	116,832	116,832
Transit and Job Growth	75,710	---
Occupied Units 2021	1,375,290	1,375,290
Additional Needs		
Allocated Vacancy	58,193	58,193
Existing (Sale, Rent, & Not Occ)	---	(47,047)
Revised Need	---	11,146
Allocated Overcrowding	157,881	---
Revised Need (7.8% of 2021)	---	107,273
Allocated Replacement	7,839	7,839
Revised Allocation		
Subtotal	416,455	243,090
Cost Burden (9.65% of Subtotal)	40,188	23,458
Total	456,643	266,548

The difference between the mandated allocation of 456,643 units and my revised allocation of 149,716 to 266,548 units is the difference that drove City Planning to increase zoning. A more reasonable allocation would have allowed the city more time to effectively plan for expansion, an expansion that might not be needed in light of a declining population. It will be interesting to see how these metrics play out for the upcoming 7th cycle.

Projected Household Growth – Projected household growth relates to population growth which is shown to be declining in Los Angeles. One could therefore set this allocation to zero, but the decline in population was not known at the time of the forecast. Therefore, let's accept the Connect SoCal Growth forecast as valid, but reject the housing added for transit and job growth. The housing added for transit and job growth was not clearly called out, and one could consider this hidden housing to be growth-inducing, an action not allowed under CEQA (SCAG forecasts must be growth-neutral).

Vacancy Need – SCAG based vacancy need on 1.5 percent of all owned units plus 5 percent of all rented units based on the 2029 projection and 2017 ACS data. My revision subtracts all units in the city that were available for sale, sold but not occupied, available for rent, and rented but not yet occupied. Recent ACS data shows the number of vacant units to be increasing.

Overcrowding – In calculating a need factor, SCAG based their calculations on providing 1 new unit for every overcrowded unit. A one-to-one need factor overestimates the number of units required for the ranges of 1.01 to 1.5 and 1.51 to 2.0 people per room and underestimates the need for housing in the range of 2.01 plus people per room.

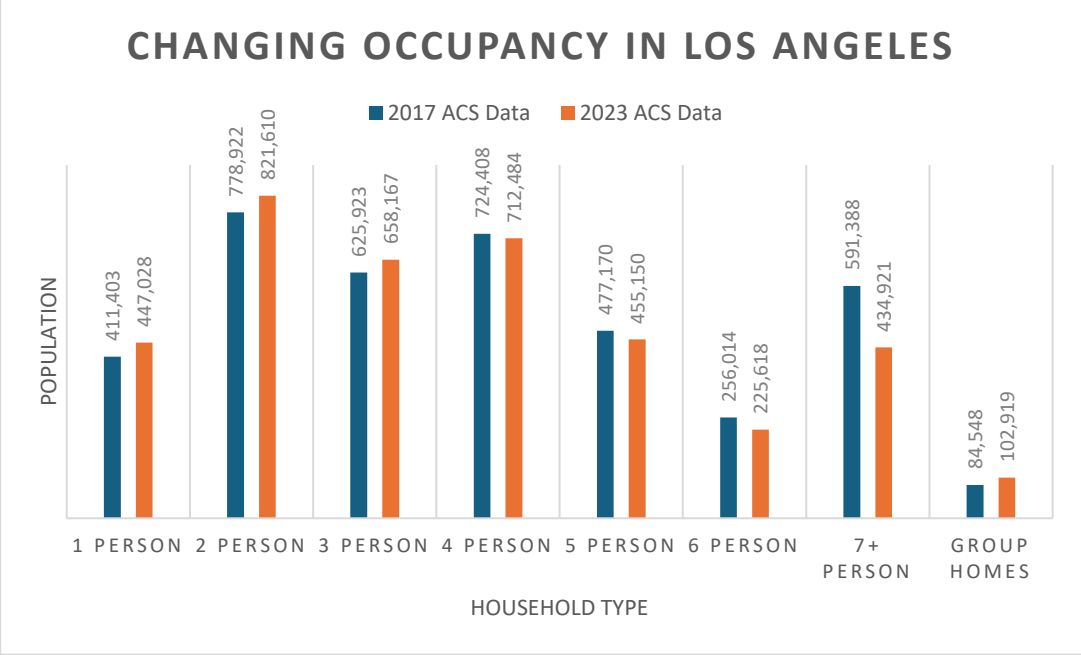
To obtain a better forecast, I use the midpoint values for each range to determine the number of new housing units required to achieve 1 person per room. The SCAG methodology derived a need factor of 13.42 percent for the city minus the US average of 3.35 percent. My revised factor is 11.15 percent for the city minus the US average. In addition, I apply the revised factor to the total number of occupied units in 2021, not the 2029 forecast.

Replacement – SCAG based replacement need on 0.5 percent of existing plus projected housing in 2029. While my projection for 2029 is lower, I have not revised this need since I believe the original allocation to be reasonable.

Cost Burden – No change was made to the 9.6 percent factor used by SCAG to forecast cost burden. The 7th cycle methodology is expected to revise this factor, but the direction is not known. A major issue is the extent of overlap between cost burden and over-crowding.

ANYTHING GOOD TO REPORT?

Maybe. The chart shown below presents a picture of changing residential occupancy density within the city. The chart is based on data from the 5-year American Community Surveys for the years 2017 and 2023.



From 2017 to 2023, housing stock increased by 79,000 units while our population declined by 92,000 people. The net effect was an increase in the number of people living 1 to 3 per unit and a decrease in the number of people living 4 or more per unit. Overall, occupancy density went from 2.71 persons per unit in 2017 to 2.51 persons per unit in 2023.

On the bright side, the data might reflect a decline in overcrowding. While defined as more than one person per room, I think it's fair to say that the number of persons per room relates to the number of persons per unit. The group showing the largest decline at 26 percent was 7 or

more people per unit. I expect this trend to continue as the city adds more housing, and the population continues to decline.

However, there could be a dark side. Households with a large number of people per unit are most likely families. These families could be leaving the city, in search of more open space, less density, and more affordable rent. Offsetting this loss is an influx of younger single people, less prone to form family units. Therefore, it's good to keep in mind that the reported population decline only represents the delta, not the actual number of people on the move nor does it say anything about demographic shift.

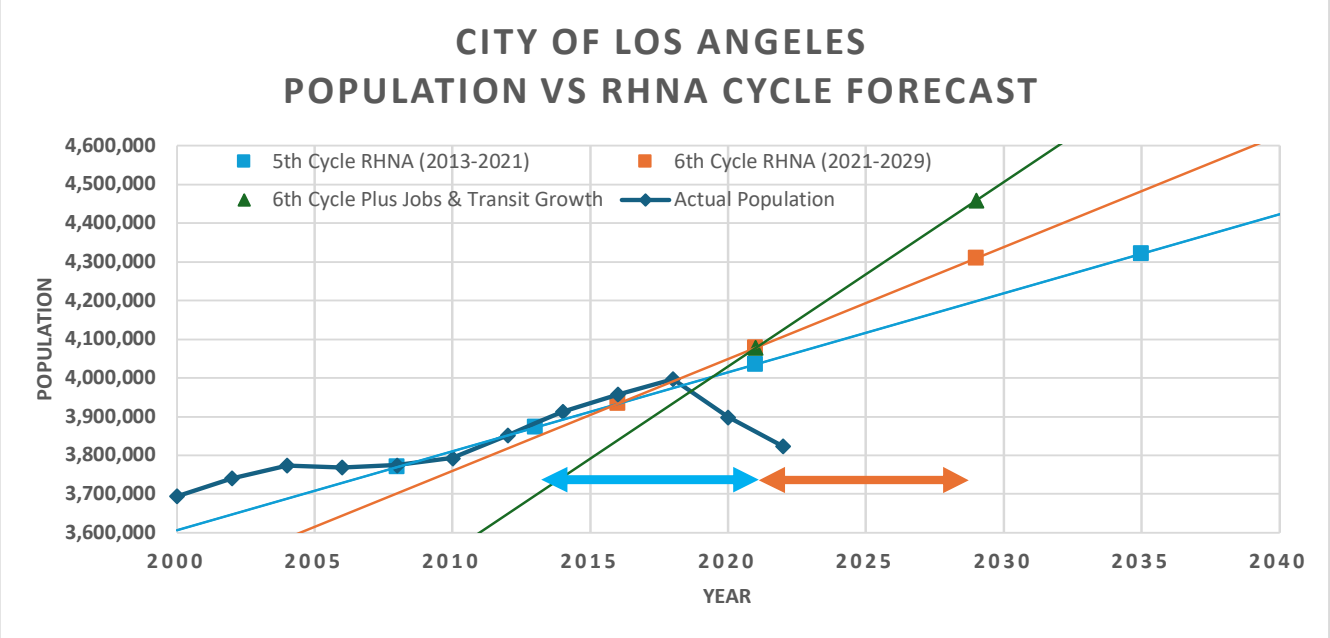
And this all begs the question. Is the housing market responding to this demographic shift or is the market driving the shift? Programs like ED-1, and the proposed SB-79, seek to encourage developers to build housing. Much of the housing built to date and in the pipeline is intended for young, single, urban professionals, not families. Units tend to be less than 1,000 square feet in size and the building provides minimal green space, if any at all. Located in transit hubs, the availability of public parks where children can play is almost non-existent.

Many new buildings provide little or no parking space, making it harder for a family to maintain a car. Having a car in the city is a major necessity since one provides ready access to childcare, school, and medical service.

While the city and state are exclusively focused on building more housing within transit hubs, they are not addressing the need for family-support services within those hubs. Instead, the housing is designed for young, urban individuals, an extension of temporary dormitory style living. Until we focus on the type of residential units being built, not just shear numbers per economic class, the exodus of families from the city is likely to continue.

DATA FOR RHNA GRAPHS

Year	Actual Population	Actual Households	2012 RTP/SCS Population	2012 RTP/SCS Households	2020 RTP/SCS Population	2020 RTP/SCS Households	2020 RTP/SCS + Hidden Population	2020 RTP/SCS + Hidden Households
2000	3,694,742	1,275,360						
2002	3,740,481	1,276,085						
2004	3,773,549	1,280,248						
2006	3,768,645	1,292,342						
2008	3,774,497	1,308,196	3,770,500	1,309,900				
2010	3,792,621	1,316,244						
2012	3,851,990	1,326,607						
2013	3,882,242	1,336,537	3,872,400	1,368,500				
2014	3,912,494	1,346,467						
2016	3,956,603	1,367,782			3,933,766	1,367,018		
2018	3,996,298	1,377,350						
2020	3,898,536	1,407,755				1,436,882		
2021	3,860,738	1,403,599	4,035,400	1,462,400	4,078,200	1,451,000	4,078,200	1,451,000
2022	3,822,940	1,399,442						
2024								
2026								
2028								
2029					4,309,200	1,564,400	4,459,100	1,640,110
2030						1,578,496		
2035			4,320,600	1,626,600				
2040								
2045					4,771,326	1,793,035		
2050								



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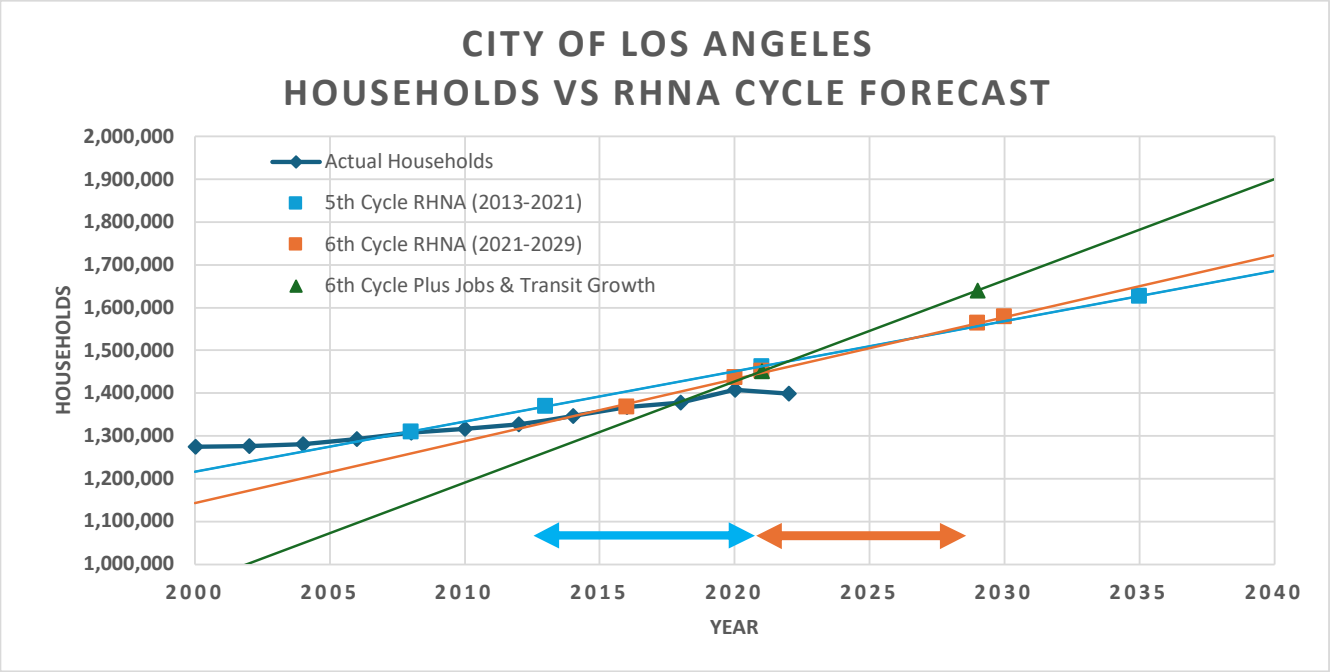

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6th Cycle data - Connect SoCal Demographics and Growth Forecast - Table 14 Jurisdiction-Level Growth Forecast - 2020-09-03

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SCAG 5th CYCLE, 2014-2021

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Replacement Need (0.5%)	**2,410**	**0**
Vacancy Credit	**(75,390)**	**(16,207)**
Total Allocation	**409,060**	**82,002**

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Occupied Units, 2021	**6,250,261**	**1,451,000**
Household Growth		
Projected	**551,499**	---
Connect SoCal Growth Forecast	**470,979**	**116,832**
Transit & Job Growth	80,520	75,710
Additional Needs		
Vacancy	**178,896**	58,193
Overcrowding (6.76%/10.07% of E+P)	**459,917**	157,881
Replacement (0.5% of E+P)	**34,010**	7,839
Allocation		
Subtotal	**1,224,322**	416,455
Cost Burden (9.60%/9.65% of Sub)	**117,505**	40,188
Total, Reported	**1,341,827**	**456,643**

Data shown in bold obtained from "RHNA Reform Information and Input Session" slides dated 6 July 2022 and "Final RHNA Methodology Data Appendix" report dated 5 March 2020

a) Projected household growth for SCAG equals existing plus projected in 2029 minus occupied units in 2021. The projection for Los Angeles is based on Connect SoCal Growth Forecast plus housing allocated for transit & job growth which was determined by setting calculated minus reported total allocation to zero.

REVISED ESTIMATE FOR LOS ANGELES, 2021-2029

	Original	Revised
Households		
Existing plus Projected 2029	1,567,832	1,492,122
Connect SoCal Growth Forecast	116,832	116,832
Transit and Job Growth	75,710	---
Occupied Units 2021	1,375,290	1,375,290
Additional Needs		
Allocated Vacancy	58,193	58,193
Existing (Sale, Rent, & Not Occ)	---	(47,047)
Revised Need	---	11,146
Allocated Overcrowding	157,881	---
Revised Need (7.8% of 2021)	---	107,273
Allocated Replacement	7,839	7,839
Revised Allocation		
Subtotal	416,455	243,090
Cost Burden (9.65% of Sub)	40,188	23,458
Total	456,643	266,548

VACANCY DATA

ACS 2013-2017 Data	SCAG	Percent	LA	Percent
Total Dwelling Units	6,470,403	---	1,457,762	---
Occupied Units				
Total	5,970,784	92.28%	1,364,227	93.58%
Owner Occupied	3,129,217	52.41%	502,165	36.81%
Renter Occupied	2,841,567	47.59%	862,062	63.19%
Vacant Units				
For Sale	39,429	7.89%	5,071	5.42%
Sold, Not Occupied	21,821	4.37%	3,358	3.59%
For Rent	106,673	21.35%	29,736	31.79%
Rented, Not Occupied	26,298	5.26%	8,882	9.50%
Seasonal	167,131	33.45%	12,393	13.25%
Migrant	1,200	0.24%	88	0.09%
Other	137,067	27.43%	34,007	36.36%
Total	499,619	7.72%	93,535	6.42%
Adjustment Factor				
Target Average	---	5.00%	---	5.00%
For Sale and For Rent	146,102	2.45%	34,807	2.55%
Difference	---	2.55%	---	2.45%
Reported	---	**2.63%**	---	---
1.5% Owner, 5.0% Renter	---	3.17%	---	3.71%

	SCAG	LA	Comments
RHNA Projections			
Existing Plus Projected	**6,801,760**	1,567,832	
Vacancy Need, Calc	173,652	38,390	Difference Factor
Vacancy Need, Calc	178,886	---	Reported Factor
Vacancy Need, Calc	215,323	58,193	Owner/Renter Factor
Vacancy Need, Allocated	**178,896**	58,193	Reported Value

OVERCROWDING DATA

RHNA Projections	SCAG	LA
Existing Plus Projected	6,801,760	1,564,335
Overcrowding		
Reported	10.11%	13.42%
Reported, US Average	3.35%	3.35%
Adjustment	6.76%	10.07%
Calculated	459,799	157,529
Reported	**459,917**	---

ACS 2013-2017 Data	Owners	Renters	Total	Percent
Households - Los Angeles				
Total	502,165	862,062	1,364,227	---
0.5 or Less	325,438	361,014	686,452	50.32%
0.51 to 1.0	147,718	346,968	494,686	36.26%
1.01 to 1.5	20,884	74,539	95,423	6.99%
1.51 to 2.0	5,757	54,185	59,942	4.39%
2.01 or More	2,369	25,356	27,725	2.03%
Overcrowding Need				
Undercrowded	473,156	707,982	1,181,138	86.58%
Overcrowded	29,010	154,080	183,090	13.42%
Overcrowded, Percent	5.78%	17.87%	13.42%	---
US Average	3.35%	3.35%	3.35%	---
Adjustment	2.43%	14.52%	10.07%	---

ACS 2013-2017 Data	Mid-Point	Owners	Need	Renters	Need	Total Need
Households						
1.01 to 1.5	1.25	20,884	5,221	74,539	18,635	23,856
1.51 to 2.0	1.75	5,757	4,318	54,185	40,639	44,957
2.01 or More (6 max)	4.00	2,369	7,107	25,356	76,068	83,175
Units Needed	---	29,010	16,646	154,080	135,342	151,987
Overcrowding						
Percent	---	---	3.31%	---	15.70%	11.14%
US Average	---	---	3.35%	---	3.35%	3.35%
Need	---	---	0.00%	---	12.35%	7.79%

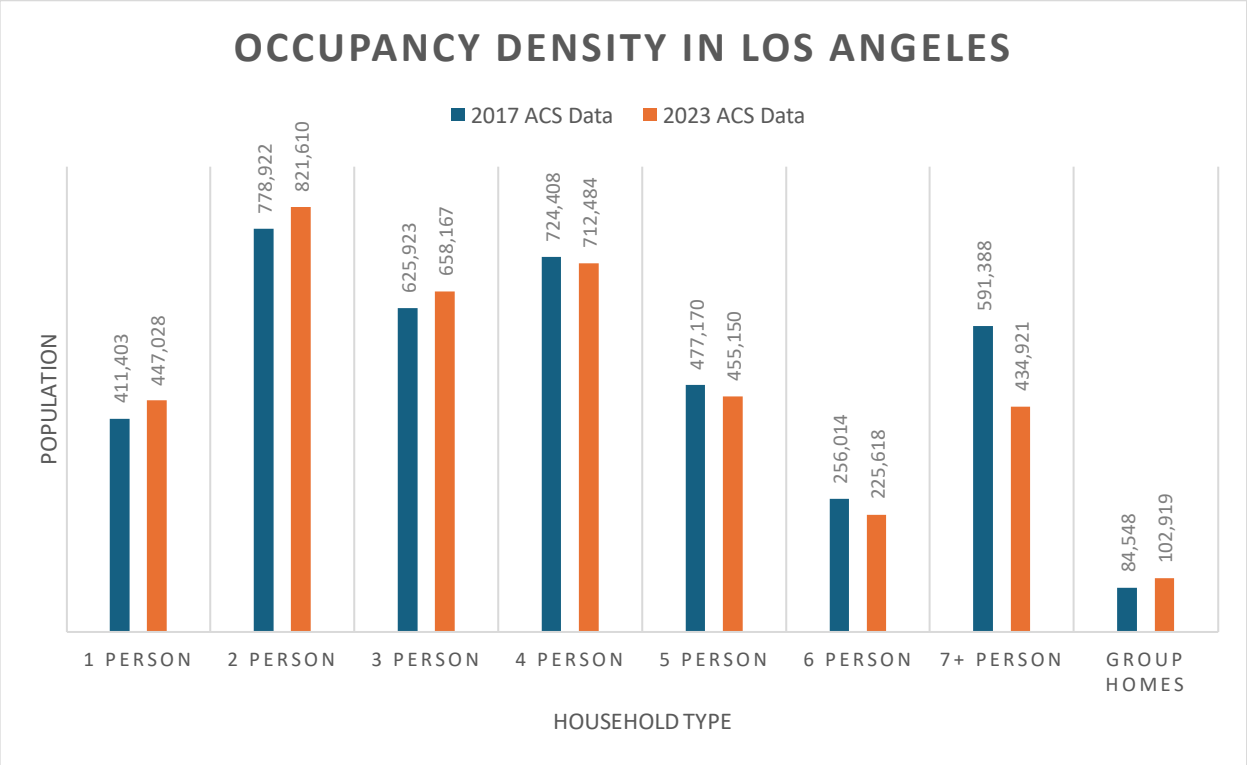
COST BURDEN DATA

	VLI	LI	MI	AMI	Total	
SCAG						
Total Before Cost Burden	317,993	186,936	204,939	511,774	1,221,642	1,224,295
Cost Burden Percent	10.63%	10.63%	9.28%	9.28%	9.84%	9.60%
Cost Burden	33,803	19,871	19,018	47,493	120,185	117,532
Total Allocation	**351,796**	**206,807**	**223,957**	**559,267**	**1,341,827**	**1,341,827**
Los Angeles						
Total Before Cost Burden	104,834	62,138	68,714	180,116	415,802	416,455
Cost Burden Percent	10.63%	10.63%	9.28%	9.28%	9.82%	9.65%
Cost Burden	11,144	6,605	6,377	16,715	40,841	40,188
Total Allocation	**115,978**	**68,743**	**75,091**	**196,831**	**456,643**	**456,643**

OCCUPANCY DATA

2017		2023		Delta (2020 to 2023)	
DU's	People	DU's	People	DUs	People
411,403	411,403	447,028	447,028	35,625	35,625
389,461	778,922	410,805	821,610	21,344	42,688
208,641	625,923	219,389	658,167	10,748	32,244
181,102	724,408	178,121	712,484	(2,981)	(11,924)
95,434	477,170	91,030	455,150	(4,404)	(22,020)
42,669	256,014	37,603	225,618	(5,066)	(30,396)
35,517	591,388	35,687	434,921	170	(156,467)
1,364,227	3,865,228	1,419,663	3,754,978	55,436	(110,250)
---	84,548	---	102,919	---	18,371
93,535	---	117,371	---	23,836	---
1,457,762	3,949,776	1,537,034	3,857,897	79,272	(91,879)

	2017	2023
1 person	411,403	447,028
2 person	778,922	821,610
3 person	625,923	658,167
4 person	724,408	712,484
5 person	477,170	455,150
6 person	256,014	225,618
7+ person	591,388	434,921
Group Homes	84,548	102,919



2000-2022 DATA

Year	Population							
	LA	Orange	Ventura	Riverside	SB	Imperial	Total	LA City
2000	9,519,330	2,846,289	753,197	1,545,387	1,710,139	142,361	16,516,703	3,694,742
2002	9,679,212	2,903,098	774,438	1,655,291	1,782,268	145,954	16,940,261	3,740,481
2004	9,806,944	2,949,796	792,213	1,814,485	1,875,063	152,420	17,390,921	3,773,549
2006	9,798,609	2,958,927	799,049	1,975,913	1,959,715	160,088	17,652,301	3,768,645
2008	9,785,474	2,977,781	808,970	2,102,741	2,009,594	168,495	17,853,055	3,774,497
2010	9,818,605	3,010,432	823,318	2,189,641	2,035,210	174,528	18,051,734	3,792,621
2012	9,956,888	3,072,381	834,960	2,244,472	2,071,326	179,106	18,359,133	3,851,990
2014	10,078,942	3,122,962	845,279	2,290,907	2,094,951	181,699	18,614,740	3,912,494
2016	10,150,386	3,160,401	849,335	2,342,612	2,122,579	184,843	18,810,156	3,958,803
2018	10,192,593	3,186,254	848,112	2,397,662	2,150,017	188,042	18,962,680	3,996,298
2020	10,014,009	3,186,989	843,843	2,418,185	2,181,654	179,702	18,824,382	3,898,536
2022	9,861,493	3,158,071	831,531	2,427,832	2,179,845	180,394	18,639,166	3,822,940

Year	Households							
	LA	Orange	Ventura	Riverside	SB	Imperial	Total	LA City
2000	3,133,771	935,287	243,234	506,218	528,594	39,384	5,386,488	1,275,360
2002	3,146,495	948,999	249,815	532,385	539,661	40,289	5,457,644	1,276,085
2004	3,166,669	962,977	254,934	573,648	556,731	42,002	5,556,961	1,280,248
2006	3,196,157	977,260	260,336	629,211	582,500	45,978	5,691,442	1,292,342
2008	3,224,053	986,059	265,123	674,116	604,023	48,537	5,801,911	1,308,196
2010	3,239,280	990,019	266,920	686,260	611,618	49,126	5,843,223	1,316,244
2012	3,248,211	995,490	267,942	693,652	615,977	49,206	5,870,478	1,326,607
2014	3,262,582	1,005,568	269,338	705,811	622,609	49,460	5,915,368	1,346,467
2016	3,504,173	1,076,199	287,080	828,383	711,781	57,174	6,464,790	1,367,782
2018	3,321,379	1,034,724	272,979	730,218	638,633	50,109	6,048,042	1,377,350
2020	3,360,402	1,051,153	275,693	744,644	645,798	50,550	6,128,240	1,407,755
2022	3,363,093	1,066,286	275,653	749,976	659,928	47,024	6,161,960	1,399,442

Year	Persons per Household							
	LA	Orange	Ventura	Riverside	SB	Imperial	SCAG	LA City
2000	3.04	3.04	3.10	3.05	3.24	3.61	3.07	2.90
2002	3.08	3.06	3.10	3.11	3.30	3.62	3.10	2.93
2004	3.10	3.06	3.11	3.16	3.37	3.63	3.13	2.95
2006	3.07	3.03	3.07	3.14	3.36	3.48	3.10	2.92
2008	3.04	3.02	3.05	3.12	3.33	3.47	3.08	2.89
2010	3.03	3.04	3.08	3.19	3.33	3.55	3.09	2.88
2012	3.07	3.09	3.12	3.24	3.36	3.64	3.13	2.90
2014	3.09	3.11	3.14	3.25	3.36	3.67	3.15	2.91
2016	2.90	2.94	2.96	2.83	2.98	3.23	2.91	2.89
2018	3.07	3.08	3.11	3.28	3.37	3.75	3.14	2.90
2020	2.98	3.03	3.06	3.25	3.38	3.55	3.07	2.77
2022	2.93	2.96	3.02	3.24	3.30	3.84	3.02	2.73

Note: County household data for 2016 is suspect. Data shows major rise in household formation from 2014 and major decline in 2018.